

**9/4/12 - Tuesday, September 4, 2012**

**CITY OF EAU CLAIRE**

## **PLAN COMMISSION MINUTES**

**Meeting of September 4, 2012**

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. Kayser, Duax, Weld, Hibbard, Larson, Strobel, Mdms. Mitchell, Ebert

Staff Present: Messrs. Tufte, Reiter, Genskow, Jonathan

The meeting was chaired by Mr. Kayser.

1. **ANNEXATION (12-03A) “ YMCA Property, South of I-94**

The Eau Claire YMCA has petitioned for annexation of 50.7 acres, which includes a portion of I-94, from the Town of Washington. The property is vacant. City utilities are available in Lorch Avenue and will need to be extended to the property for development. The land is within the Sewer Service Area of the City of Eau Claire.

Mr. Ken Van Es, representing the YMCA, spoke in support of the petition.

Mr. Strobel moved to recommend annexation of the property. Mr. Weld seconded and the motion carried.

2. **CERTIFIED SURVEY MAP (CSM-4-12) “ Dove Health Care**

Real Land Surveying has submitted a Certified Survey Map to create 1 lot without access or frontage to a public street for the Dove Health Care facility at 1405 Truax Boulevard. Dove Health Care is securing financing for this project that requires the addition to be on a separate lot. Applicant will file cross access, parking, and utility easements with the new CSM. A site plan was approved by the Plan Commission and the CSM does not change the approved site plan.

Tim Pabich, representing Royal Construction, spoke in support.

Ms. Mitchell moved to approve the CSM with the conditions attached in the staff report. Mr. Weld seconded and the motion carried.

3. **PUBLIC HOUSING SITE APPROVAL “ 228 E. Tyler Avenue**

Keith Johnathan presented a request from the Eau Claire Housing Authority to approve the acquisition of a single-family home at 228 E. Tyler Avenue for the CDBG Home Ownership Program. Under this program the home is purchased, remodeled, then rented to a qualified low-income tenant. The tenant then has 3 years to purchase the home from a mortgage financier.

Ms. Ebert moved to approve the site for public housing. Mr. Strobel seconded and the motion carried.

4. **SITE PLAN (SP-1228) “ Duplex, Cyndi Court**

Josh and Audrey Borcharding have submitted a site plan for a duplex on the west end of Cyndi Court in Mill Run First Addition. The site plan shows double-garage parking for each unit and is partially recessed into the building. The driveway is tapered but its width at the front lot line is not indicated. A revised plan does not show a fire hydrant. Mr. Tufte felt the hydrant™s location, as well as the water utility connection, may be miss-located.

Jamie Winsand, Menomonie, Wisconsin, and contractor, spoke in support. He stated that because of the NSP high power lines the lot needed to be widened to accommodate the structure. An engineered drawing is now being prepared and will be submitted to staff for approval.

Mr. Duax moved to approve the site plan with the conditions listed in the staff report and that the six copies be engineered drawings. Mr. Strobel seconded and the motion carried. Mr. Hibbard voted no.

5. **SITE PLAN (SP-1230) “ Egg Rolls Plus, Parking Waiver**

Bee Xiong has submitted a site plan with a parking waiver for expansion of the Egg Roll Plus restaurant at 1611 Bellinger Street. The Egg Roll Plus presently exists in the south half of this building. The applicant wishes to expand to the north half of the building. The previous use of this space was retail. The application states that there are no tenants in the second floor apartment. The restaurant sees significant walkup customers from the hospital area, businesses, and the neighborhood. There are four existing spaces to the rear of the building and a fifth can be made by eliminating extra dumpsters stored on the property. The site is on a bus route and Mr. Tufte stated that the commission may reduce the require parking by 10% for its location and 5% if a bike rack were provided. He noted that the front sidewalk is not wide enough to allow for a bike rack. Mr. Xiong responded that he could put a bike rack to the rear of the building if the commission wished. The restaurant is only open 11-6 pm weekdays and closed on Saturday.

Ms. Mitchell moved to approve the site plan with the parking waiver for 5 stalls with the conditions listed in the staff report. She did not feel the bike racks would be needed nor used to the rear of the building. Mr. Hibbard seconded and the motion carried.

6. **DISCUSSION “ Zoning Code Amendment “ P-Public District**

Mr. Tufte presented a proposed ordinance amendment which would require hearing notice for site plans in a P-Public District and also fees would be charged. They are currently waived. Because the items for site plan approval can vary widely, as well as the location of such project, the draft ordinance would provide for notice to adjacent property owners within 175™ of the site as determined by the department. Many public properties, such as Carson Park, are large and a public notice for a small addition was considered as non-productive use of City resources. The department will determine on a case-by-case basis on which properties to notice. It was the consensus of the commission to proceed with the public hearing notice and hearings on the amendment.

7. **MINUTES**

The minutes of the meeting of August 20, 2012, were approved.

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Tom Pearson

Secretary

